

003.A

0004

0031.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

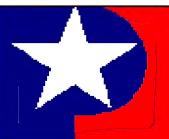
516,100 / 516,100

USE VALUE:

516,100 / 516,100

ASSESSED:

516,100 / 516,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: SWARTZ RICHARD & VICTORIA

Owner 2:

Owner 3:

Street 1: 31 VARNUM ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BUSHEY BRANDON -

Owner 2: -

Street 1: 31 VARNUM ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1050 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7862									G8	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	516,100			516,100			280792
							GIS Ref		
							GIS Ref		
							Insp Date		
							01/16/14		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	516,100	0	.	.	516,100		Year end	12/23/2021
2021	102	FV	501,300	0	.	.	501,300		Year End Roll	12/10/2020
2020	102	FV	493,900	0	.	.	493,900	493,900	Year End Roll	12/18/2019
2019	102	FV	512,800	0	.	.	512,800	512,800	Year End Roll	1/3/2019
2018	102	FV	453,400	0	.	.	453,400	453,400	Year End Roll	12/20/2017
2017	102	FV	413,300	0	.	.	413,300	413,300	Year End Roll	1/3/2017
2016	102	FV	413,300	0	.	.	413,300	413,300	Year End	1/4/2016
2015	102	FV	342,700	0	.	.	342,700	342,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUSHEY BRANDON,	161-108	1	5/20/2021		691,000	No	No		
SCHWARTZBERG ST	112-91		6/25/2010		297,000	No	No		
	34-30		7/19/2006	Convenience		1	No	M DEED	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/21/2019	1249	Porch	10,000	C					1/16/2014	Measured	BR	B Rossignol
4/26/2016	512	Porch	12,000					repair porches uni	4/10/2013	Info Fm Prmt	EMK	Ellen K
9/5/2012	1110	Re-Roof	12,500	C					3/16/2007	External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: LT GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 33.299999237				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	6	2	1					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:									
Sec Floors:	%			CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	6	2						
Bsmnt Gar:				Const Adj.: 0.99960202													
Electric: 3 - Typical				Adj \$ / SQ: 411.586													
Insulation: 2 - Typical				Other Features: 60500													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1 - Oil				NBHD Inf: 1.16999996													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 634060													
Solar HW: NO	Central Vac: NO			Depreciation: 117935													
% Com Wal	% Sprinkled			Deprecated Total: 516125													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 003.A-0004-0031.1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE AssessPro Patriot Properties, Inc																	